



2019

CAVE CREEK

MARKET REPORT

June 2019



Scottsdale Area Association of REALTORS®
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ScottsdaleREALTORS.org
480-945-2651



Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Jun 2019	Jun 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	90	76	+18.4%	646	582	+11%
New Listing Volume	\$53,081,993	\$41,600,240	+27.6%	\$381,880,733	\$328,914,975	+16.1%
Active Listing Count	–	273	–	N/A	N/A	
Active Listing Volume	–	\$196,967,920	–	N/A	N/A	
Average Listing Price	–	\$721,494	–	\$780,996	\$728,661	+7.2%
Median Listing Price	–	\$580,000	–	\$607,578	\$589,476	+3.1%
Average Listing Price per Sq Ft	–	\$231	–	\$249	\$234	+6.5%
Median Listing Price per Sq Ft	–	\$210	–	\$217	\$209	+4%
Median Days in RPR	–	78	–	50.27	71.81	-30%
Months of Inventory	–	2.7	-100%	3.3	4.4	-24.7%
Absorption Rate	–	37%	–	30.28%	22.79%	+7.5%
Sales Activity Charts Metrics						
New Pending Sales Count	98	75	+30.7%	634	508	+24.8%
New Pending Sales Volume	\$57,357,885	\$41,341,987	+38.7%	\$341,980,175	\$266,947,156	+28.1%
Pending Sales Count	–	65	–	N/A	N/A	
Pending Sales Volume	–	\$36,809,820	–	N/A	N/A	
Closed Sales Count	86	76	+13.2%	455	433	+5.1%
Closed Sales Volume	\$44,137,462	\$39,331,661	+12.2%	\$233,397,675	\$221,433,033	+5.4%
Average Sales Price	\$513,226	\$517,522	-0.8%	\$512,962	\$511,393	+0.3%
Median Sales Price	\$430,000	\$453,500	-5.2%	\$453,991	\$461,539	-1.6%
Average Sales Price per Sq Ft	\$207	\$202	+2.7%	\$210	\$207	+1.8%
Median Sales Price per Sq Ft	\$204	\$197	+3.3%	\$206	\$200	+2.7%
Distressed Charts Metrics						
Distressed Listing Count	–	3	–	N/A	N/A	

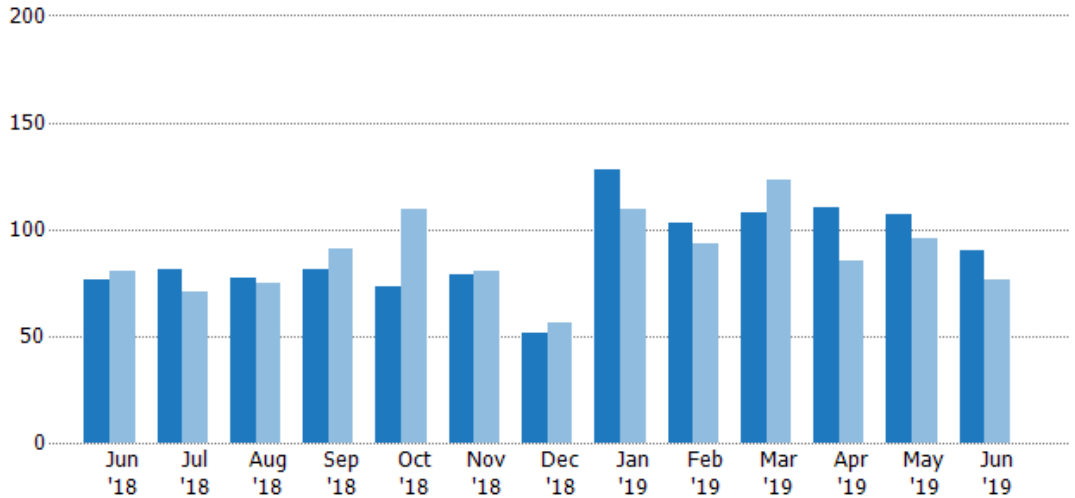
New Listings

The number of new residential listings that were added each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Count	% Chg.
Jun '19	90	18.4%
Jun '18	76	-5%
Jun '17	80	11.3%



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	76	81	77	81	73	79	51	128	103	108	110	107	90
Prior Year	80	71	75	91	109	80	56	109	93	123	85	96	76
Percent Change from Prior Year	-5%	14%	3%	-11%	-33%	-1%	-9%	17%	11%	-12%	29%	11%	18%

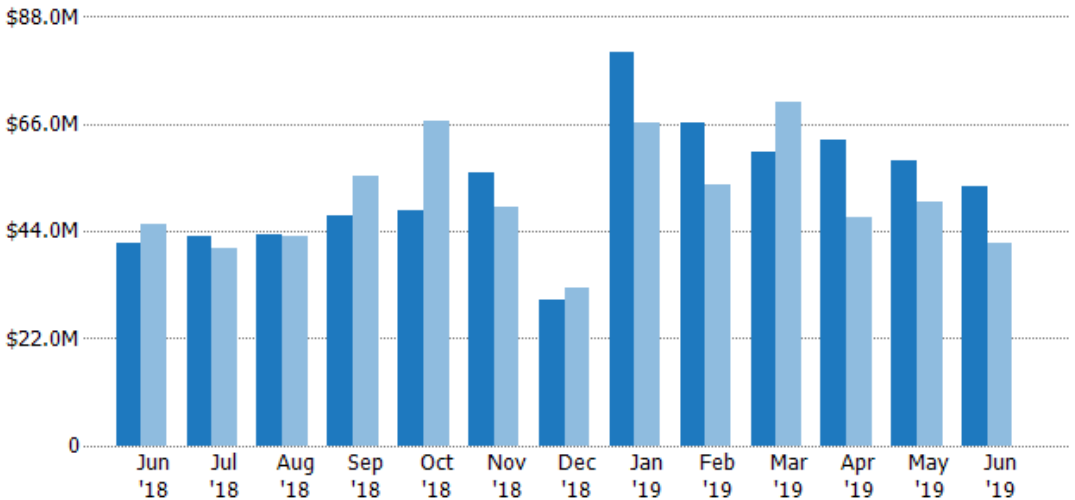
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Volume	% Chg.
Jun '19	\$53.1M	27.6%
Jun '18	\$41.6M	-8.4%
Jun '17	\$45.4M	-4.1%



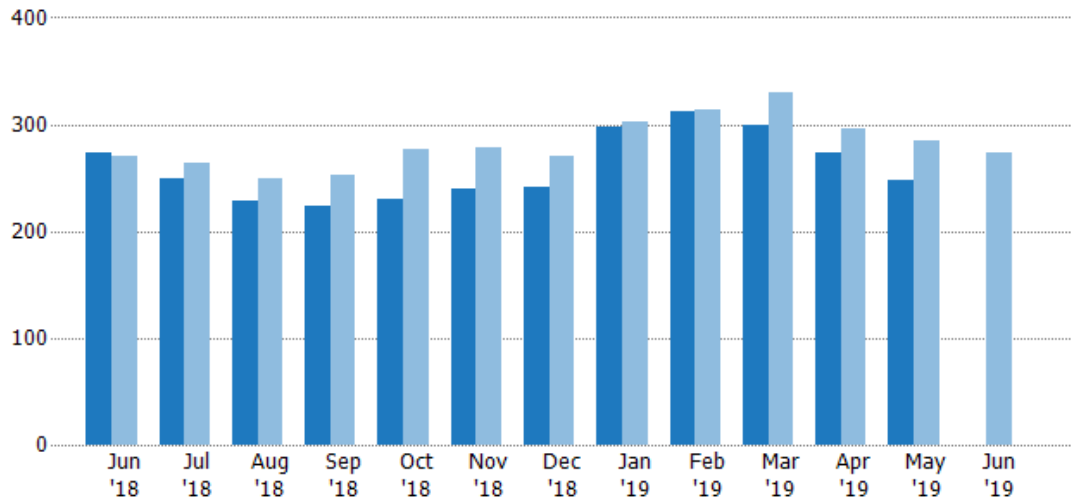
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$41.6M	\$43.1M	\$43.5M	\$47.3M	\$48.2M	\$56.2M	\$30M	\$80.8M	\$66.3M	\$60.4M	\$62.9M	\$58.4M	\$53.1M
Prior Year	\$45.4M	\$40.6M	\$43.1M	\$55.3M	\$66.6M	\$48.8M	\$32.5M	\$66.3M	\$53.5M	\$70.6M	\$46.8M	\$50.1M	\$41.6M
Percent Change from Prior Year	-8%	6%	1%	-15%	-28%	15%	-8%	22%	24%	-14%	35%	17%	28%

Active Listings

The number of active residential listings at the end of each month.

Filters Used

Custom Area: Cave Creek, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



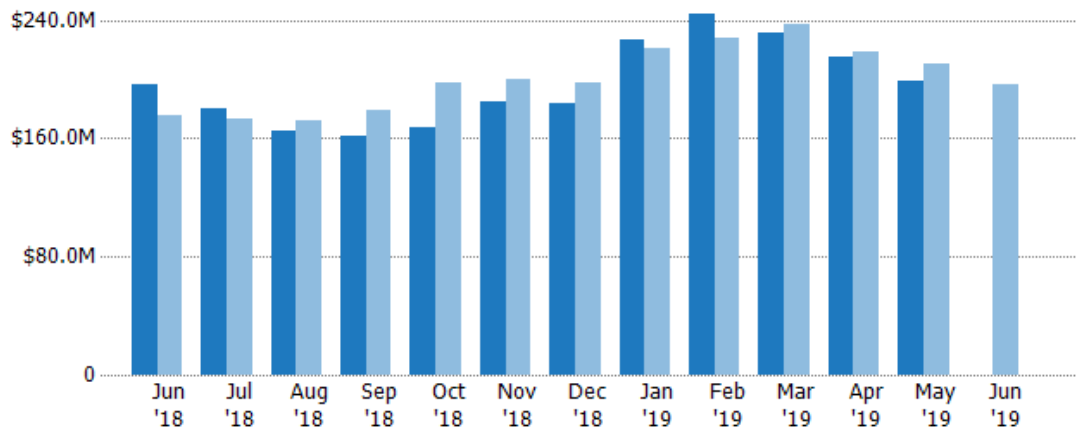
Current Year	273	249	228	224	230	240	242	297	312	299	274	248	-
Prior Year	270	264	250	253	277	279	270	302	314	330	296	284	273
Percent Change from Prior Year	1%	-6%	-9%	-11%	-17%	-14%	-10%	-2%	-1%	-9%	-7%	-13%	-100%

Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

Custom Area: Cave Creek, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



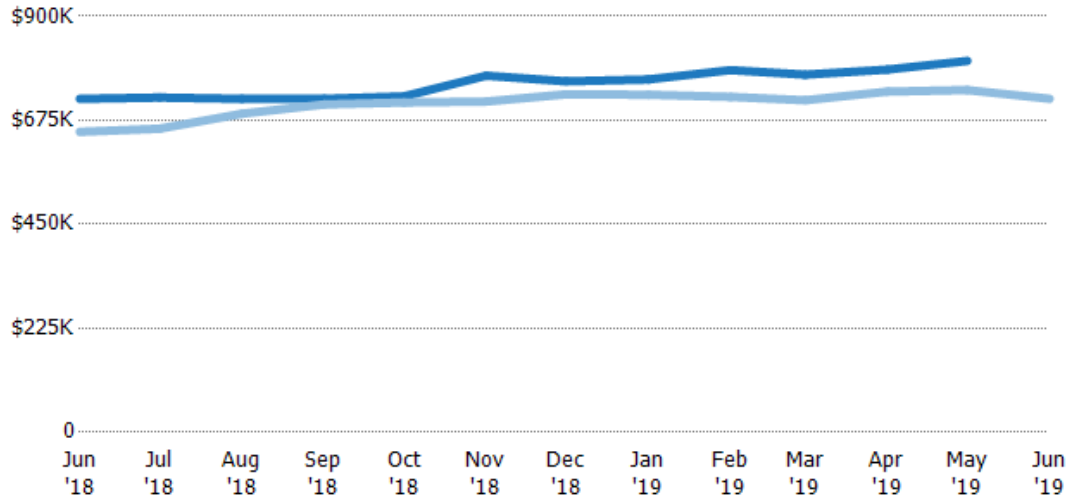
Current Year	\$197M	\$180M	\$164M	\$162M	\$167M	\$185M	\$184M	\$227M	\$244M	\$231M	\$215M	\$199M	-
Prior Year	\$176M	\$173M	\$172M	\$179M	\$198M	\$200M	\$197M	\$221M	\$228M	\$237M	\$218M	\$210M	\$197M
Percent Change from Prior Year	12%	4%	-5%	-10%	-15%	-7%	-7%	3%	7%	-2%	-1%	-5%	-100%

Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



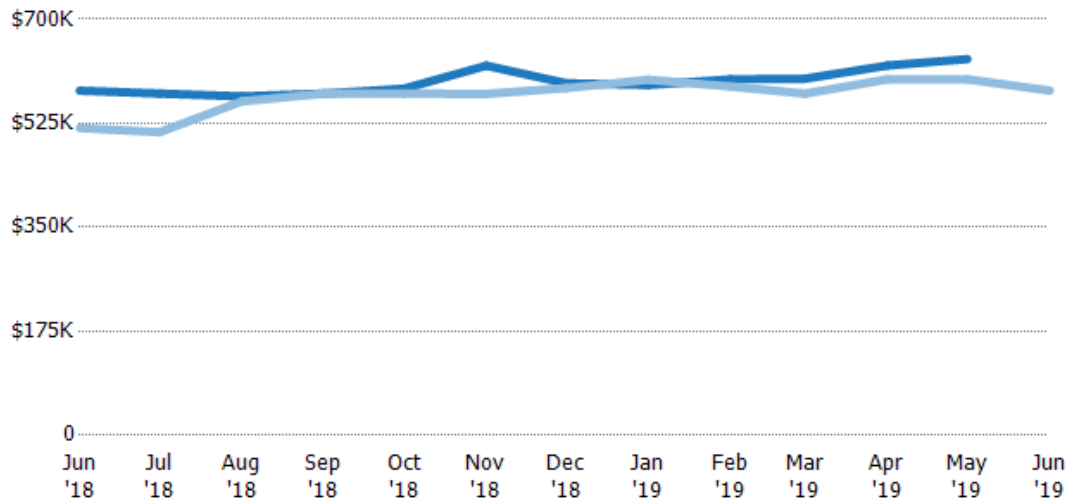
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$721K	\$724K	\$721K	\$721K	\$727K	\$772K	\$759K	\$763K	\$784K	\$774K	\$785K	\$803K	-
Prior Year	\$650K	\$657K	\$689K	\$709K	\$713K	\$716K	\$731K	\$730K	\$726K	\$718K	\$737K	\$740K	\$721K
Percent Change from Prior Year	11%	10%	5%	2%	2%	8%	4%	5%	8%	8%	6%	9%	-100%

Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



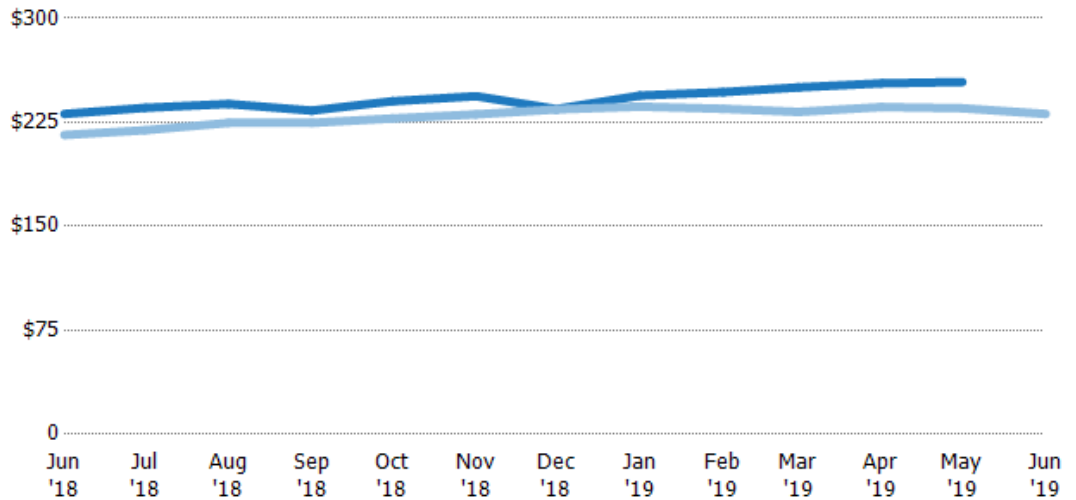
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$580K	\$575K	\$570K	\$575K	\$583K	\$622K	\$592K	\$589K	\$599K	\$600K	\$622K	\$633K	-
Prior Year	\$517K	\$510K	\$562K	\$575K	\$575K	\$575K	\$584K	\$598K	\$587K	\$575K	\$599K	\$599K	\$580K
Percent Change from Prior Year	12%	13%	1%	0%	1%	8%	1%	-1%	2%	4%	4%	6%	-100%

Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

Custom Area: Cave Creek, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



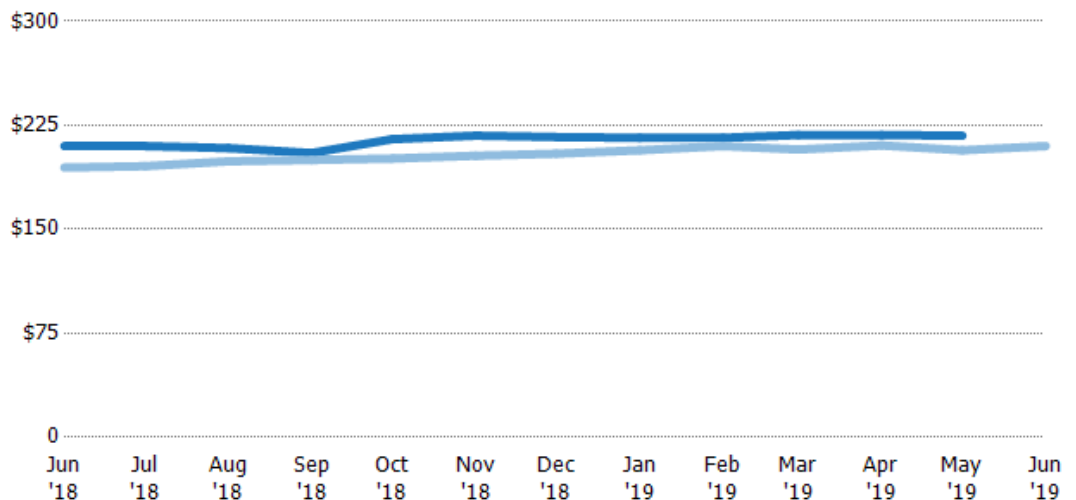
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$231	\$235	\$238	\$233	\$240	\$244	\$235	\$244	\$247	\$250	\$253	\$254	-
Prior Year	\$216	\$219	\$225	\$225	\$228	\$231	\$234	\$236	\$235	\$233	\$236	\$235	\$231
Percent Change from Prior Year	7%	7%	6%	4%	5%	6%	0%	3%	5%	8%	7%	8%	-100%

Median Listing Price per Sq Ft

The median of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

Custom Area: Cave Creek, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



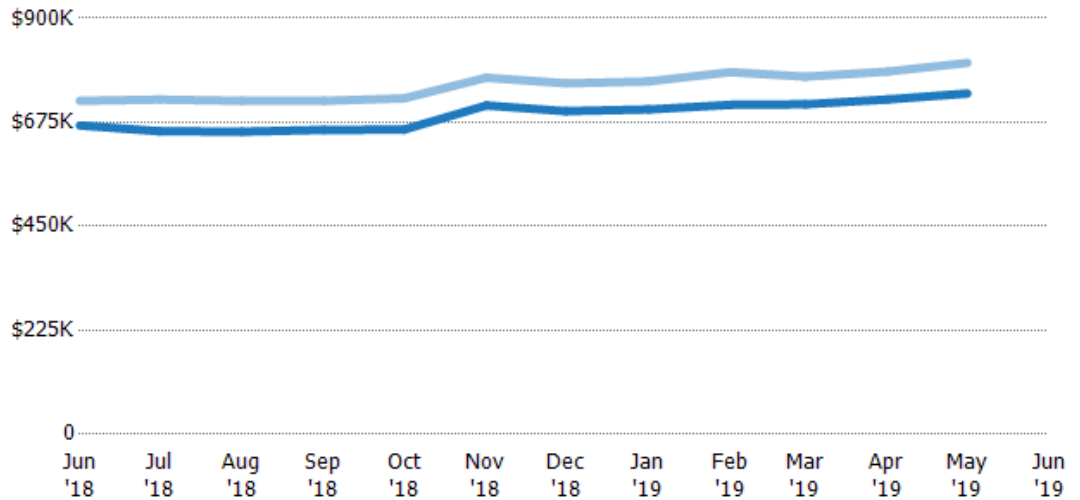
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$210	\$210	\$209	\$205	\$215	\$218	\$217	\$216	\$216	\$218	\$218	\$218	-
Prior Year	\$195	\$196	\$199	\$200	\$201	\$203	\$205	\$207	\$210	\$208	\$211	\$207	\$210
Percent Change from Prior Year	8%	7%	5%	3%	7%	7%	6%	4%	3%	5%	4%	5%	-100%

Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



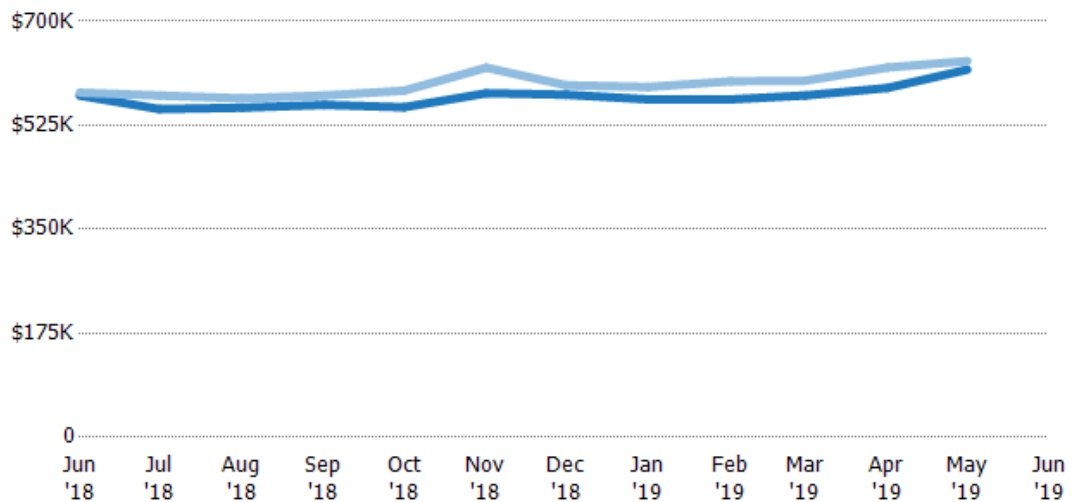
Avg Est Value	\$668K	\$656K	\$655K	\$659K	\$659K	\$711K	\$699K	\$703K	\$713K	\$714K	\$724K	\$737K	-
Avg Listing Price	\$721K	\$724K	\$721K	\$721K	\$727K	\$772K	\$759K	\$763K	\$784K	\$774K	\$785K	\$803K	-
Avg Listing Price as a % of Avg Est Value	108%	110%	110%	110%	110%	108%	109%	109%	110%	108%	108%	109%	-

Median Listing Price vs Median Est Value

The median listing price as a percentage of the median AVM or RVM® valuation estimate for active listings each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



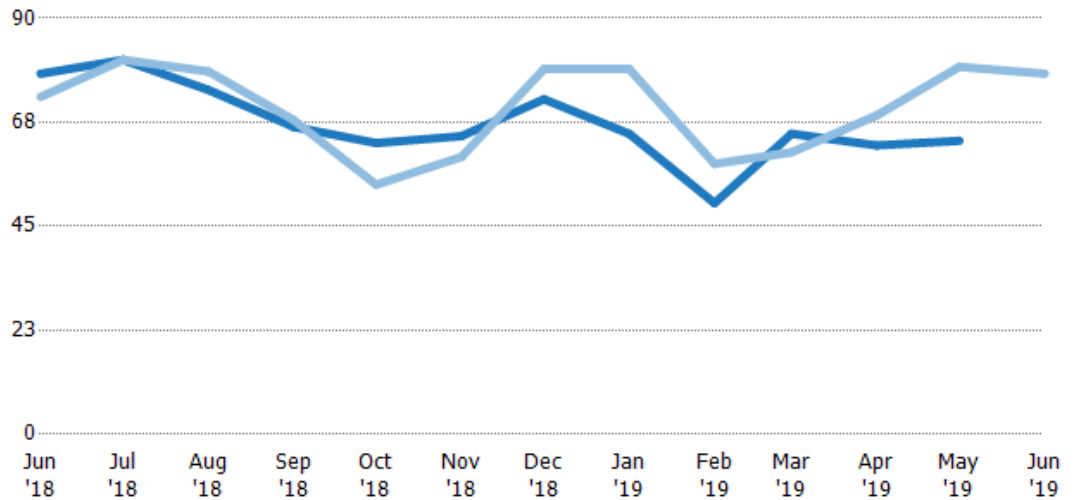
Med Est Value	\$575K	\$552K	\$555K	\$559K	\$555K	\$579K	\$576K	\$568K	\$568K	\$575K	\$588K	\$619K	-
Median Listing Price	\$580K	\$575K	\$570K	\$575K	\$583K	\$622K	\$592K	\$589K	\$599K	\$600K	\$622K	\$633K	-
Med Listing Price as a % of Med Est Value	101%	104%	103%	103%	105%	107%	103%	104%	105%	104%	106%	102%	-

Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



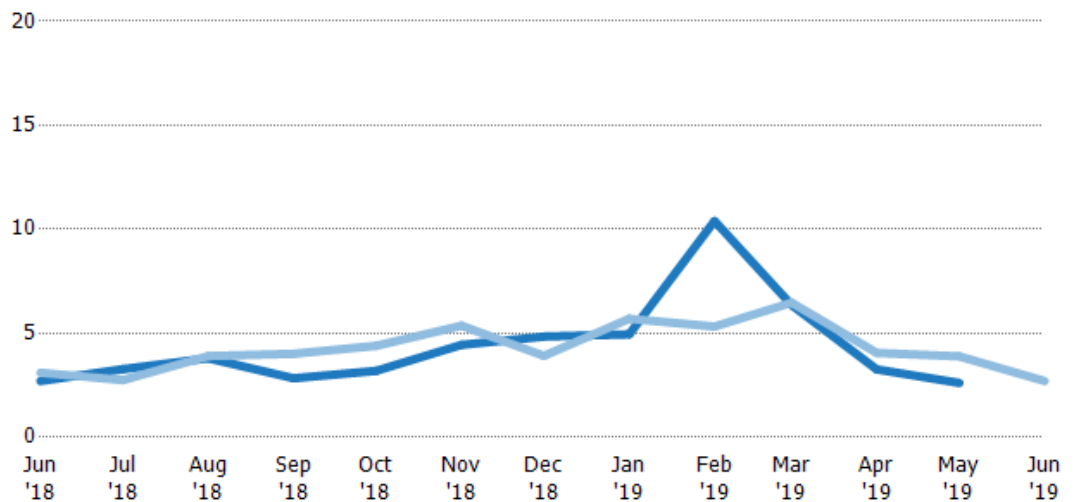
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	78	81	74.5	66.5	63	64.5	72.5	65	50	65	62.5	63.5	-
Prior Year	73	81	78.5	68	54	60	79	79	58.5	61	69	79.5	78
Percent Change from Prior Year	7%	0%	-5%	-2%	17%	8%	-8%	-18%	-15%	7%	-9%	-20%	-100%

Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



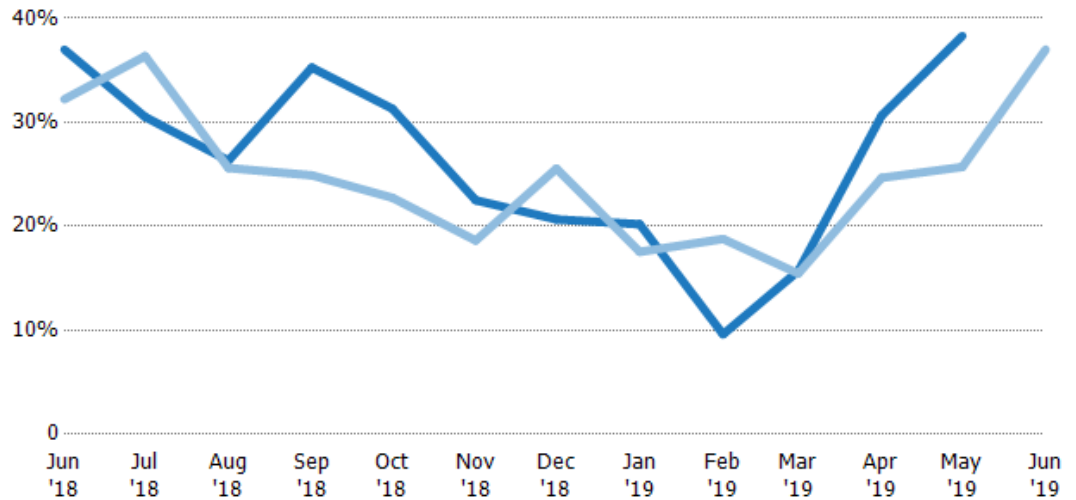
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	2.7	3.28	3.8	2.84	3.19	4.44	4.84	4.95	10.4	6.36	3.26	2.61	-
Prior Year	3.1	2.75	3.91	4.02	4.4	5.37	3.91	5.7	5.32	6.47	4.05	3.89	2.7
Percent Change from Prior Year	-13%	19%	-3%	-29%	-27%	-17%	24%	-13%	95%	-2%	-20%	-33%	-100%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



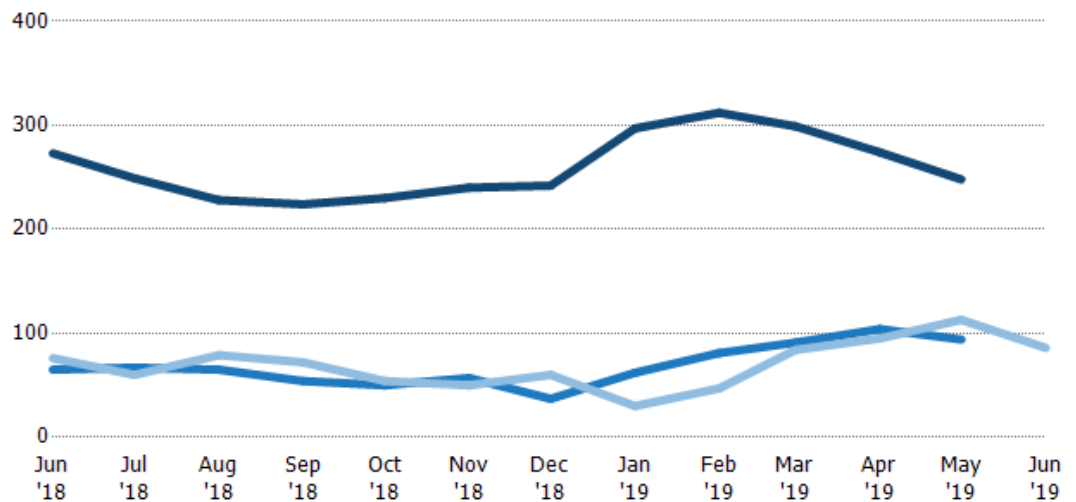
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	37%	31%	26%	35%	31%	23%	21%	20%	10%	16%	31%	38%	-
Prior Year	32%	36%	26%	25%	23%	19%	26%	18%	19%	15%	25%	26%	37%
Change from Prior Year	-5%	6%	-1%	-10%	-9%	-4%	5%	-3%	9%	0%	-6%	-13%	37%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Active	273	249	228	224	230	240	242	297	312	299	274	248	-
Pending	65	67	65	54	50	57	37	62	81	91	104	94	-
Sold	76	60	79	72	54	50	60	30	47	84	95	113	86

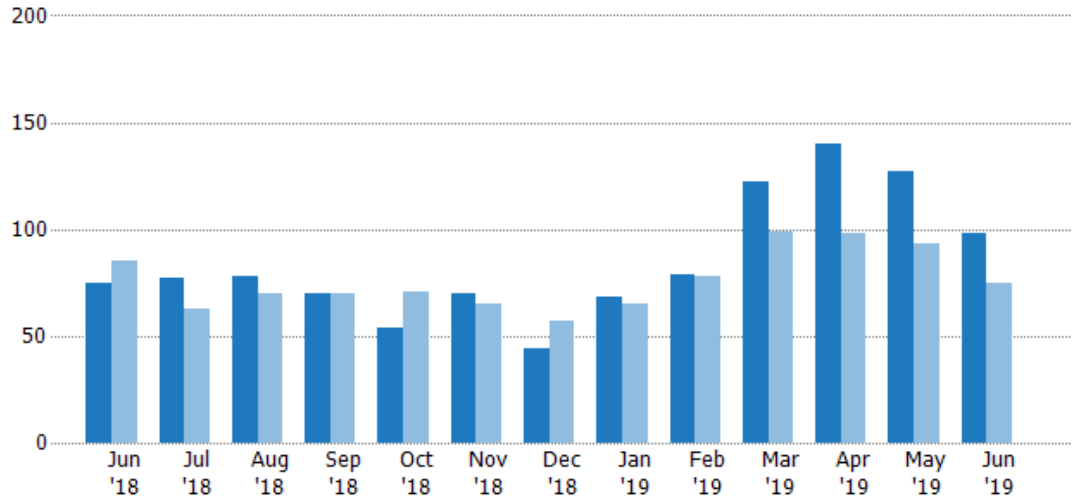
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Jun '19	98	30.7%
Jun '18	75	-11.8%
Jun '17	85	-12.9%



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	75	77	78	70	54	70	44	68	79	122	140	127	98
Prior Year	85	63	70	70	71	65	57	65	78	99	98	93	75
Percent Change from Prior Year	-12%	22%	11%	0%	-24%	8%	-23%	5%	1%	23%	43%	37%	31%

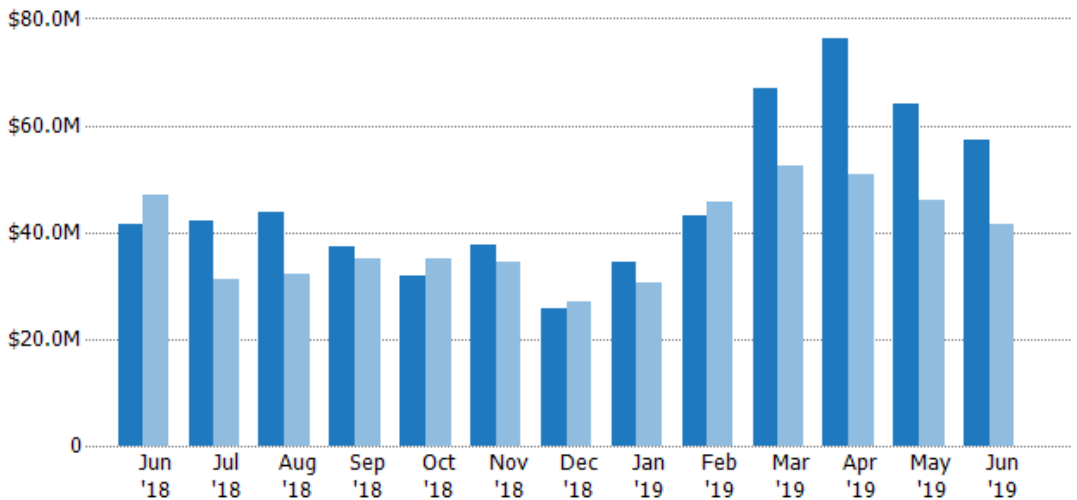
New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Jun '19	\$57.4M	38.7%
Jun '18	\$41.3M	-12%
Jun '17	\$47M	-18.1%



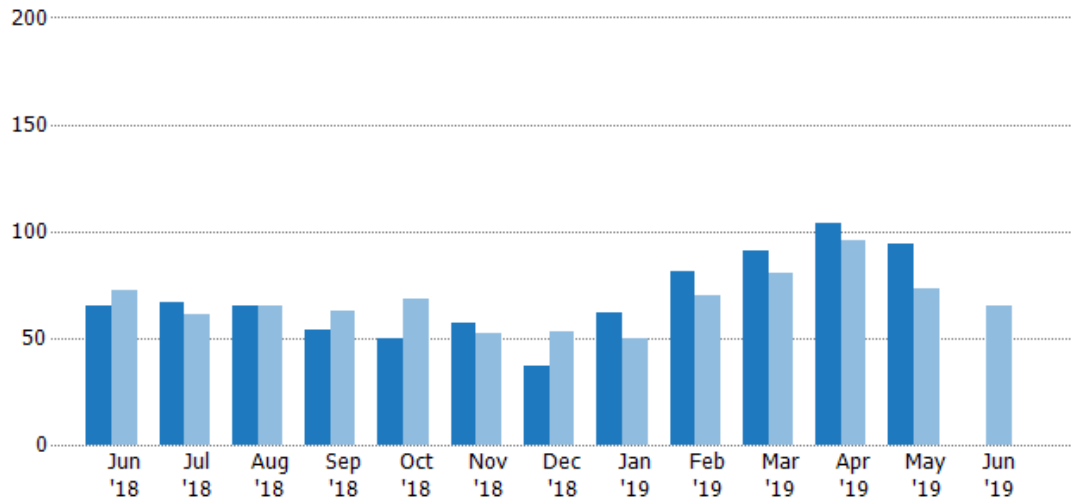
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$41.3M	\$42.2M	\$43.7M	\$37.4M	\$31.9M	\$37.8M	\$25.7M	\$34.3M	\$43M	\$66.8M	\$76.4M	\$64.2M	\$57.4M
Prior Year	\$47M	\$31.3M	\$32M	\$35M	\$35.1M	\$34.5M	\$27M	\$30.6M	\$45.6M	\$52.6M	\$50.7M	\$46.1M	\$41.3M
Percent Change from Prior Year	-12%	35%	36%	7%	-9%	9%	-5%	12%	-6%	27%	51%	39%	39%

Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

Custom Area: Cave Creek, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



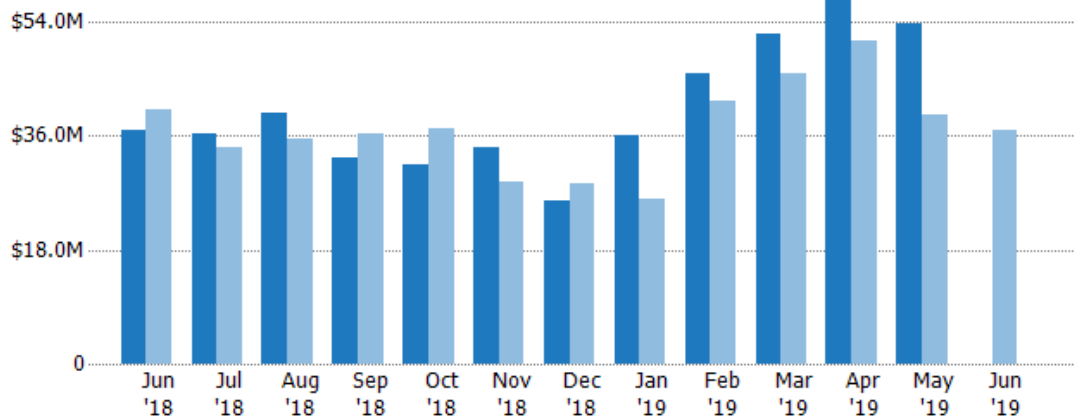
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	65	67	65	54	50	57	37	62	81	91	104	94	-
Prior Year	72	61	65	63	68	52	53	50	70	80	96	73	65
Percent Change from Prior Year	-10%	10%	0%	-14%	-26%	10%	-30%	24%	16%	14%	8%	29%	-100%

Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

Custom Area: Cave Creek, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$36.8M	\$36.4M	\$39.5M	\$32.5M	\$31.4M	\$34.2M	\$25.7M	\$36.1M	\$45.9M	\$52M	\$62.2M	\$53.6M	-
Prior Year	\$40.2M	\$34.3M	\$35.5M	\$36.3M	\$37.2M	\$28.9M	\$28.5M	\$26M	\$41.4M	\$45.9M	\$51.1M	\$39.2M	\$36.8M
Percent Change from Prior Year	-8%	6%	11%	-10%	-16%	19%	-10%	39%	11%	13%	22%	37%	-100%

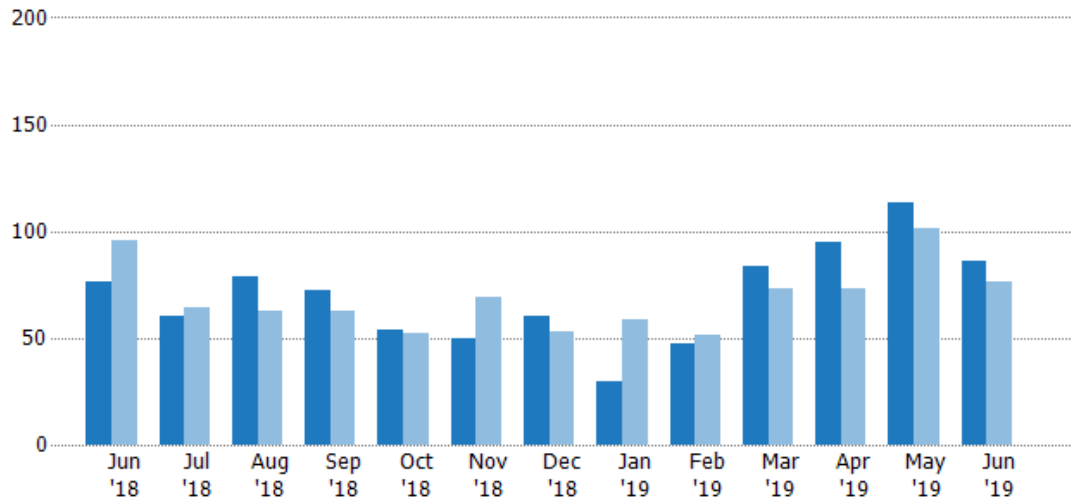
Closed Sales

The total number of residential properties sold each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Jun '19	86	13.2%
Jun '18	76	-20.8%
Jun '17	96	-20.8%



Current Year	76	60	79	72	54	50	60	30	47	84	95	113	86
Prior Year	96	64	63	63	52	69	53	59	51	73	73	101	76
Percent Change from Prior Year	-21%	-6%	25%	14%	4%	-28%	13%	-49%	-8%	15%	30%	12%	13%

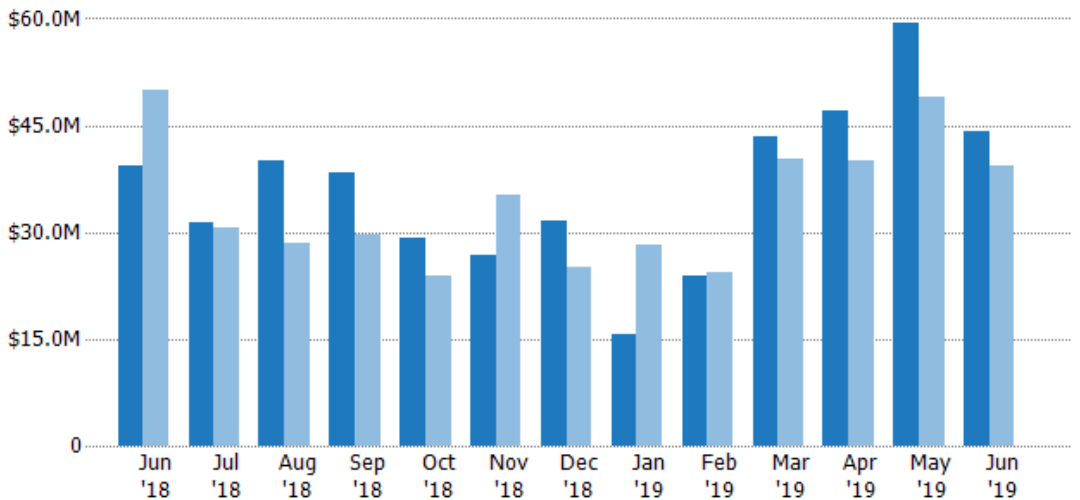
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Jun '19	\$44.1M	12.2%
Jun '18	\$39.3M	-21.1%
Jun '17	\$49.9M	-25.5%



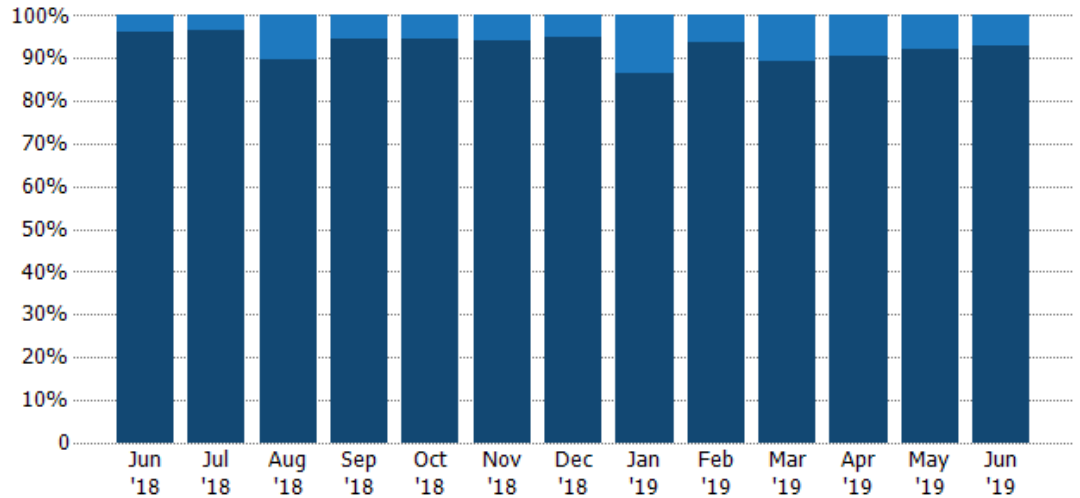
Current Year	\$39.3M	\$31.4M	\$40M	\$38.4M	\$29.1M	\$26.8M	\$31.6M	\$15.6M	\$23.9M	\$43.4M	\$47.1M	\$59.3M	\$44.1M
Prior Year	\$49.9M	\$30.7M	\$28.4M	\$29.6M	\$23.9M	\$35.3M	\$25.1M	\$28.3M	\$24.4M	\$40.3M	\$40M	\$49.1M	\$39.3M
Percent Change from Prior Year	-21%	2%	41%	30%	22%	-24%	26%	-45%	-2%	8%	18%	21%	12%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

Custom Area: Cave Creek, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	4%	3%	10%	6%	6%	6%	5%	13%	6%	11%	9%	8%	7%
Single Family Residence	96%	97%	90%	94%	94%	94%	95%	87%	94%	89%	91%	92%	93%

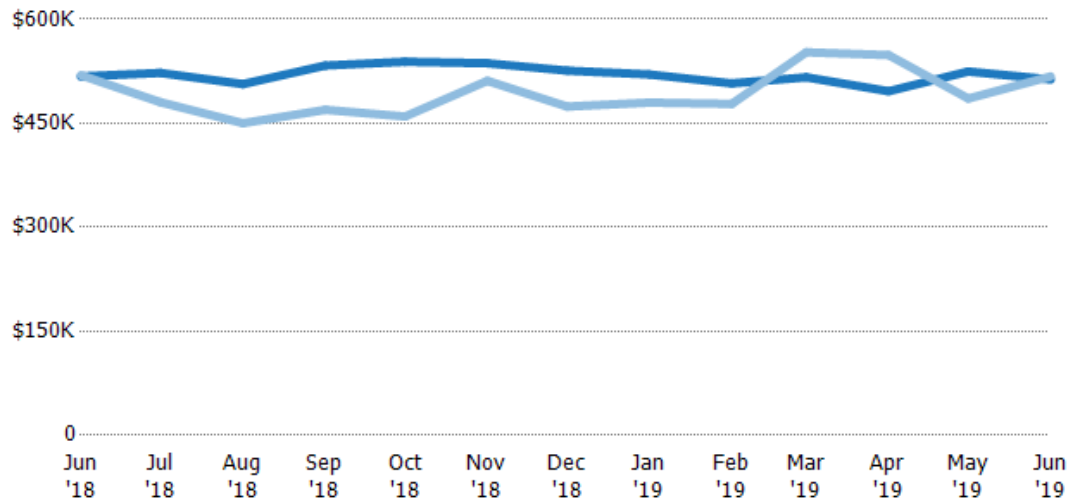
Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

Custom Area: Cave Creek, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Price	% Chg.
Jun '19	\$513K	-0.8%
Jun '18	\$518K	-0.4%
Jun '17	\$519K	-5.9%



Current Year	\$518K	\$523K	\$507K	\$533K	\$539K	\$537K	\$526K	\$520K	\$508K	\$516K	\$496K	\$525K	\$513K
Prior Year	\$519K	\$480K	\$450K	\$469K	\$460K	\$511K	\$474K	\$480K	\$478K	\$552K	\$548K	\$486K	\$518K
Percent Change from Prior Year	0%	9%	13%	14%	17%	5%	11%	8%	6%	-7%	-10%	8%	-1%

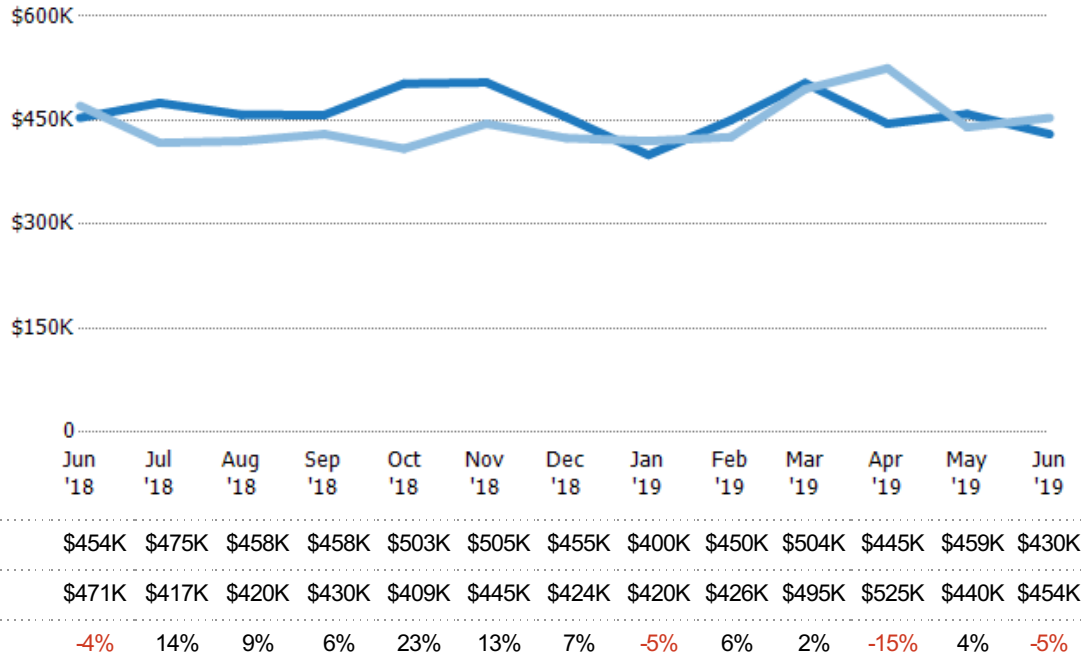
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Jun '19	\$430K	-5.2%
Jun '18	\$454K	-3.7%
Jun '17	\$471K	-5.3%



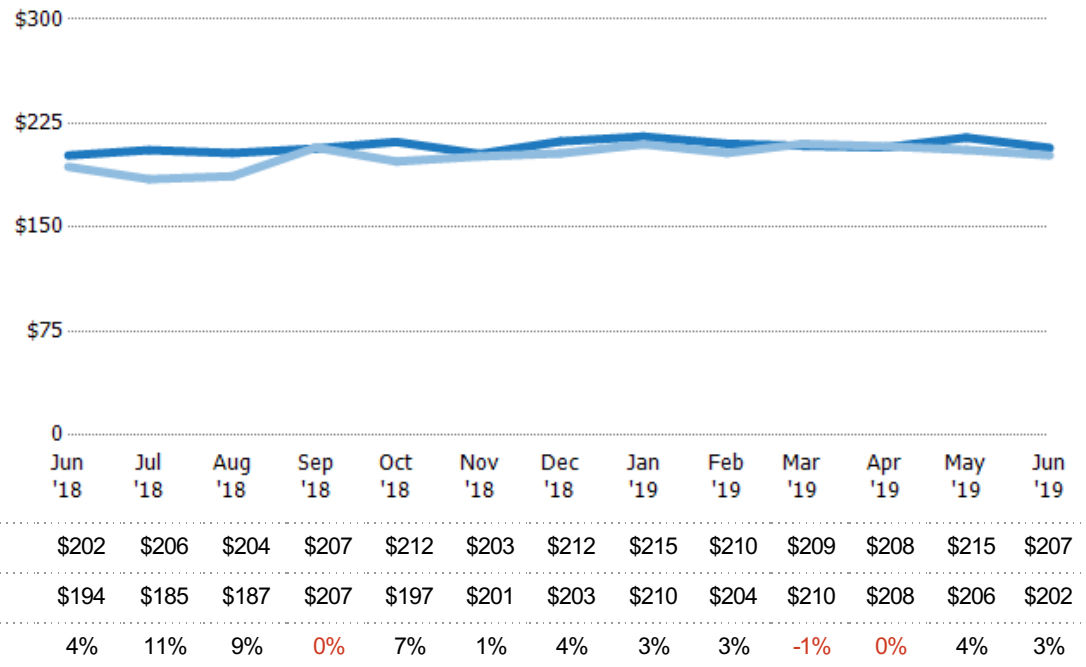
Average Sales Price per Sq Ft

The average of the sales price divided by the living area of properties sold each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price/sq ft	% Chg.
Jun '19	\$207	2.7%
Jun '18	\$202	4.3%
Jun '17	\$194	-1.5%

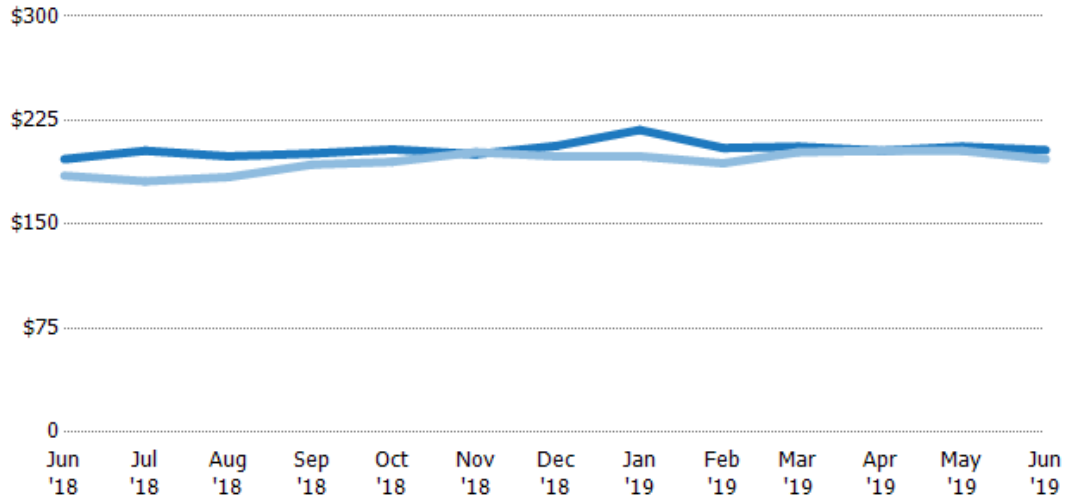


Median Sales Price per Sq Ft

The median of the sales price divided by the living area of properties sold each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



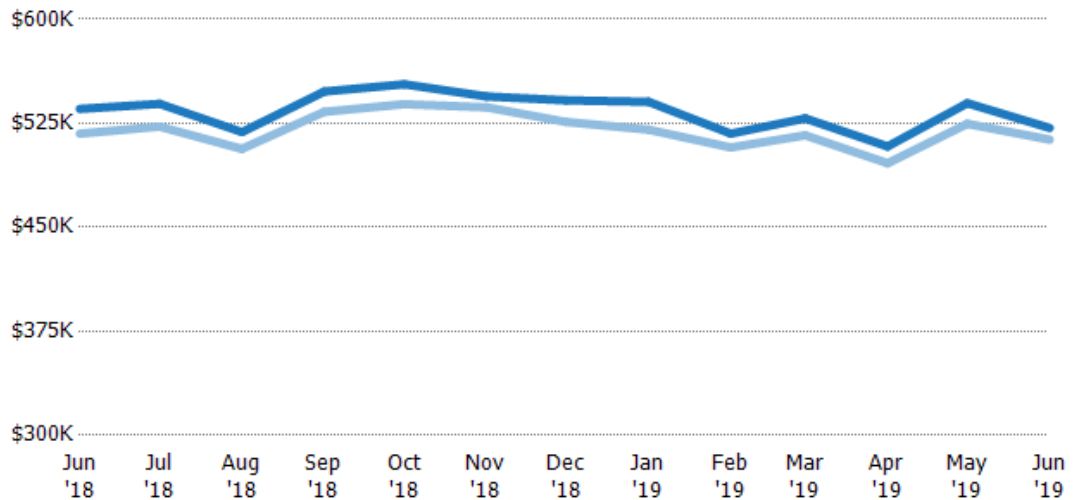
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jun '18	\$197	\$185	6%
Jul '18	\$203	\$181	12%
Aug '18	\$199	\$184	8%
Sep '18	\$201	\$193	4%
Oct '18	\$204	\$195	5%
Nov '18	\$201	\$202	-1%
Dec '18	\$207	\$199	4%
Jan '19	\$218	\$199	10%
Feb '19	\$205	\$194	6%
Mar '19	\$206	\$202	2%
Apr '19	\$203	\$203	0%
May '19	\$206	\$203	1%
Jun '19	\$204	\$197	3%

Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



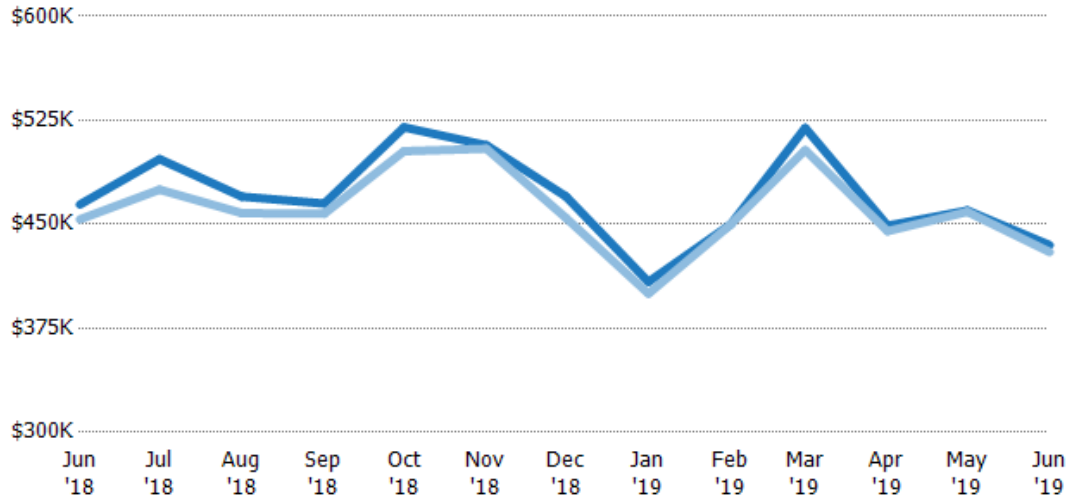
Month/Year	Avg List Price	Avg Sales Price	Avg Sales Price as a % of Avg List Price
Jun '18	\$535K	\$518K	97%
Jul '18	\$539K	\$523K	97%
Aug '18	\$519K	\$507K	98%
Sep '18	\$548K	\$533K	97%
Oct '18	\$553K	\$539K	97%
Nov '18	\$544K	\$537K	99%
Dec '18	\$542K	\$526K	97%
Jan '19	\$541K	\$520K	96%
Feb '19	\$518K	\$508K	98%
Mar '19	\$529K	\$516K	98%
Apr '19	\$508K	\$496K	98%
May '19	\$539K	\$525K	97%
Jun '19	\$522K	\$513K	98%

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



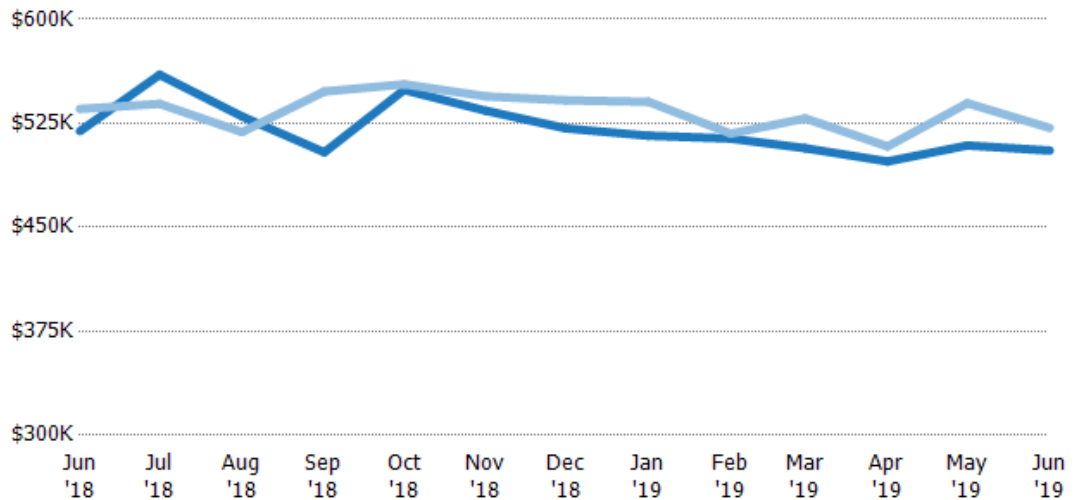
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Median List Price	\$464K	\$497K	\$470K	\$465K	\$520K	\$507K	\$470K	\$409K	\$450K	\$520K	\$449K	\$460K	\$435K
Median Sales Price	\$454K	\$475K	\$458K	\$458K	\$503K	\$505K	\$455K	\$400K	\$450K	\$504K	\$445K	\$459K	\$430K
Med Sales Price as a % of Med List Price	98%	96%	97%	98%	97%	100%	97%	98%	100%	97%	99%	100%	99%

Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



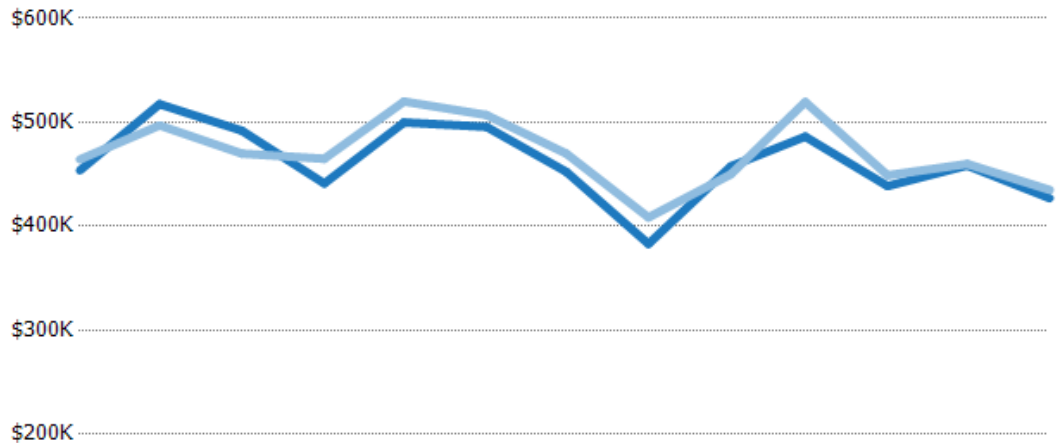
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Avg Est Value	\$519K	\$560K	\$530K	\$504K	\$549K	\$534K	\$521K	\$516K	\$514K	\$507K	\$497K	\$509K	\$505K
Avg Sales Price	\$535K	\$539K	\$519K	\$548K	\$553K	\$544K	\$542K	\$541K	\$518K	\$529K	\$508K	\$539K	\$522K
Avg Sales Price as a % of Avg Est Value	103%	96%	98%	109%	101%	102%	104%	105%	101%	104%	102%	106%	103%

Median Sales Price vs Median Est Value

The median sales price as a percent of the median AVM or RVM® valuation estimate for properties sold each month.

Filters Used

Custom Area: Cave Creek, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



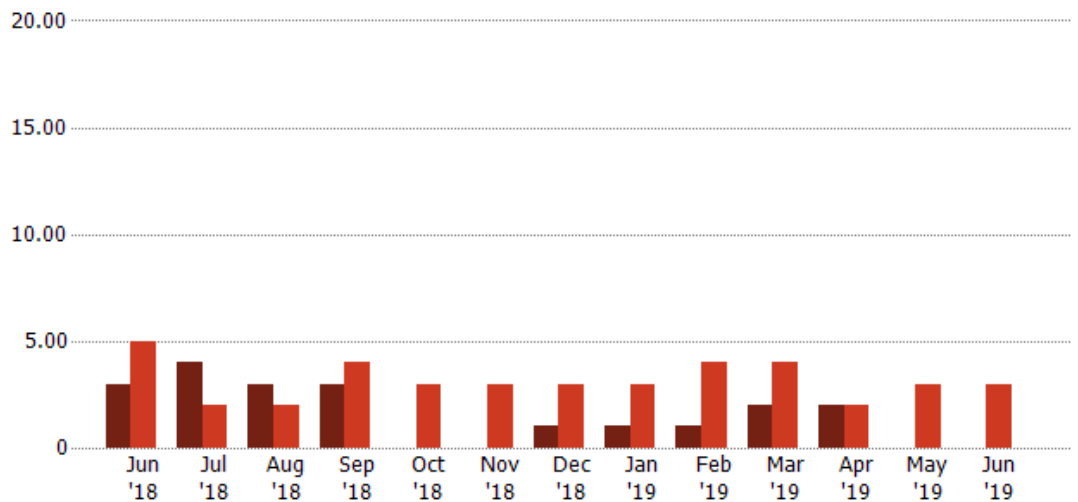
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Median Est Value	\$454K	\$517K	\$492K	\$441K	\$500K	\$496K	\$452K	\$383K	\$458K	\$486K	\$439K	\$458K	\$427K
Median Sales Price	\$464K	\$497K	\$470K	\$465K	\$520K	\$507K	\$470K	\$409K	\$450K	\$520K	\$449K	\$460K	\$435K
Med Sales Price as a % of Med Est Value	102%	96%	96%	105%	104%	102%	104%	107%	98%	107%	102%	100%	102%

Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

Custom Area: Cave Creek, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	3	4	3	3	-	-	1	1	1	2	2	-	-
Prior Year	5	2	2	4	3	3	3	3	4	4	2	3	3
Percent Change from Prior Year	-40%	100%	50%	-25%	-100%	-100%	-67%	-67%	-75%	-50%	0%	-100%	-100%

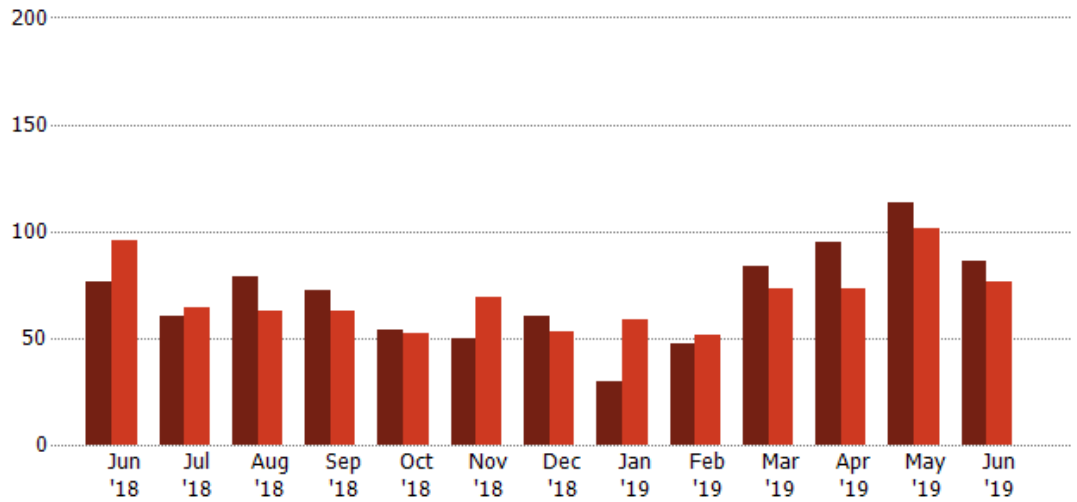
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

Custom Area: Cave Creek, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Jun '19	86	13.2%
Jun '18	76	-20.8%
Jun '17	96	-20.8%



Current Year	76	60	79	72	54	50	60	30	47	84	95	113	86
Prior Year	96	64	63	63	52	69	53	59	51	73	73	101	76
Percent Change from Prior Year	-21%	-6%	25%	14%	4%	-28%	13%	-49%	-8%	15%	30%	12%	13%



Sales Activity by ZIP

Jun 2019

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85331			86	\$44,137,462	\$513,226	\$430,000	\$204	\$199	35